

IN RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION - SE/Corner Liberty Road & Old Court Road (8535 Liberty Road) 2nd Election District 2nd Councilmanic District Crown Stations, Inc. Petitioners

* BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

* Case No. 89-241-SPHX

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a special hearing to approve an amendment to the previously approved site plan in Case No. 2857; and a special exception to approve a food store with less than 5,000 sq.ft. as a use in combination with a gasoline service station (gas 'n' go), all as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Stephen M. Broache, Engineering Manager, appeared, testified, and were represented by Andrew Lapaowker, Esquire. Also appearing on behalf of the Petition was Julia Weinstein, Crown Dealer. Appearing as a Protestant in the matter was Jim Janas, Director of the Liberty Community Development Corporation, hereinafter referred to as LCDC.

Testimony indicated that the subject property, known as 8535 Liberty Road, zoned B.R.-C.S.A., is currently improved with a Crown gasoline service station (gas 'n' go). The subject property was previously granted a special exception for a gasoline service station in Case No. 2857 on January 20, 1954. Petitioners propose remodeling the existing building to accommodate an "Express Mart" convenience store not to exceed 462 sq.ft. The current building consists of 60 sq.ft. total. Testimony proffered on behalf of Mr. Broache and Ms. Weinstein indicated that in their opinion the conditions delineated in Section 502.1 of the Baltimore

County Zoning Regulations (B.C.Z.R.) would be satisfied by the proposed improvements. Further testimony presented by Petitioner indicated that no detriment to the health, safety or general welfare of the community would result if the relief requested were granted.

Mr. Jones opened his remarks by stating LCDC finds the service station well-maintained and a nice compliment to the neighborhood. His concerns involve the steps which will be taken by Petitioner regarding security of the proposed convenience store to prevent robberies. The parties agreed prior to construction of the new convenience store building the Petitioners would meet with the Baltimore County Police Department's Crime Lab and incorporate their recommendations for crime prevention, i.e. bullet-proof enclosures, remote cameras, cash drop safes, etc.

It is clear that the B.C.Z.R. permits the use proposed in a B.R.-C.S.A. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

-2-

PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a food store with less than 5000 square feet as a use in combination with a gasoline service station (gas 'n' go) and an amendment to the site plan in Case No. 2857 to allow said use.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) Crown Stations, Inc. (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Andrew Lapaowker (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Crown Central Petroleum P.O. Box 1168 Baltimore, Maryland 21203
City and State _____
Stephen M. Broache, Engineering Manager Name
Crown Petroleum (301) 539-7400 P.O. Box 1168 - Baltimore Phone No. _____
City and State _____
Attorney's Telephone No.: (301) 539-7400

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ A.M.

J. Robert Offices
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petitions for Special Hearing and Special Exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this _____ day of January, 1989 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in Case No. 2857; and the Petition for Special Exception to approve a food store with less than 5,000 sq.ft. as a use in combination with a gasoline service station (gas 'n' go), in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order is expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any permits, Petitioners shall submit a revised site plan which complies with the requirements of the State Highway Administration as set forth in their comments dated October 31, 1988.

-3-

PROPERTY DESCRIPTION

CROWN STATION MD-24
8535 Liberty Road
Randallstown, Maryland

October 3, 1988

Beginning on the southeast corner of Liberty Road and Old Court Road and thence running the following courses and distances.

S 64° 08' 36" E 96.52' thence
S 25° 27' 38" W 160.00' thence
N 63° 00' 22" W 177.83' thence
along a radius of 942.00'; a 150.89' arc with a chord
N 47° 61' 00" E 150.74' thence
N 82° 07' 41" E 29.50' to the point of beginning.



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: December 29, 1988
Posted for: Special Exception, Special Hearing
Petitioner: Crown Stations, Inc.
Location of property: SE/Corner Liberty Road and Old Court Road
(8535 Liberty Road)
Location of Sign: SE/Corner of Liberty and Old Court Road
Remarks: _____
Posted by: J. J. Grater Date of return: December 29, 1988
Number of Signs: 2

3) Additionally, prior to the issuance of any permits, Petitioners shall submit to the Deputy Zoning Commissioner for approval a landscaping plan which has been reviewed and approved by the County Landscaping Planner in the Office of Current Planning.

4) Petitioners shall provide compressed air and water for customers of their gas 'n' go facility.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

CERTIFICATE OF PUBLICATION

Pikesville, Md., Nov 23 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 24th day of Nov 1988
the first publication appearing on the 23rd day of Nov, 1988
the second publication appearing on the _____ day of _____, 19____
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Manager: Jim Bull

Cost of Advertisement: \$22.40

RECEIVED
NOV 29 1988

ZONING OFFICE

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
SE Corner Liberty Rd. and Old : OF BALTIMORE COUNTY
Court Rd. (8535 Liberty Rd.)
2nd Election Dist.
2nd Councilmanic Dist.

CROWN STATIONS, INC., Petitioner Case No. 89-241-SPHX

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to Andrew Lapayowker, Esquire, Crown Central Petroleum, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

*IF PHASE II OF SNOW EMERGENCY PLAN IS IN EFFECT
ON THIS DATE, CASE WILL BE RESCHEDULED. CALL
887-3391 TO CONFIRM DATE.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3368 887-3353

J. Robert Haines
Zoning Commissioner
Andrew Lapayowker, Esq.
Crown Central Petroleum
P. O. Box 1168
Baltimore, Maryland 21203

Date: 11/8/88



Dennis F. Rasmussen
County Executive

Re: Petitions for Special Exception and Special Hearing
CASE NUMBER: 89-241-SPHX
SEC Liberty Road and Old Court Road
(8535 Liberty Road)
2nd Election District - 2nd Councilmanic
Petitioner(s): Crown Stations, Inc.
HEARING SCHEDULED: TUESDAY, DECEMBER 20, 1988 at 9:30 a.m.*

Dear Mr. Lapayowker:

Please be advised that \$80.33 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 304, Towson, Maryland 21204, 15 minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 059699
DATE 12/08/88 ACCOUNT 8-01-615-000
AMOUNT \$ 80.33
RECEIVED FROM: Crown Central Petroleum
FOR: advertising & posting 89-241 SPHX
B 8007*****80533 2204F
VALIDATION OR SIGNATURE OF CASHIER
DATE-TIME PRE-PAID POST-PAID

and post set(s), there
for each set not

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S
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Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3368 887-3353

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Special Hearing
CASE NUMBER: 89-241-SPHX
SEC Liberty Road and Old Court Road
(8535 Liberty Road)
2nd Election District - 2nd Councilmanic
Petitioner(s): Crown Stations, Inc.
HEARING SCHEDULED: TUESDAY, DECEMBER 20, 1988 at 9:30 a.m.*

Special Exceptions: A food store with less than 5000 sq. ft. as a use in combination with a gasoline station (gas 'n go).
Special Hearings: An amendment to the site plan in case #2857 to allow said use.

*IF PHASE II OF SNOW EMERGENCY PLAN IS IN EFFECT ON THIS DATE, CASE WILL BE RESCHEDULED. CALL 887-3391 TO CONFIRM DATE.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 14, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Andrew Lapayowker, Esquire
Crown Central Petroleum
P.O. Box 1168
Baltimore, Maryland 21203

RE: Item No. 145, Case No. 89-241-SPHX
Petitioner: Crown Stations, Inc.
Petition for Special Exception and Special
Hearing

Dear Mr. Lapayowker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 31, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Crown Stations, Inc.
Zoning Meeting of
10-25-88
S/S Liberty Road
MD 26, and Old Court Rd.
(Item #145)

Attn: Mr. James Dyer

Dear Mr. Haines:

After reviewing the submittal for a special exception and special hearing for a food store with less than 5,000 square feet as a use in combination with a gasoline service station, we have the following comment.

The plan must show a future 80' right of way (40' half section) on Liberty Road and no permanent structures may be placed within these limits.

It is requested this revision be made prior to a hearing date being set.

If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Charles J. Mills, Jr.
Charles J. Mills, Jr., Chief
Bureau of Engineering
Access Permits

LB:maw

cc: Crown Central Petroleum Corp.
Mr. J. Ogle

RECEIVED
NOV 3 1988

ZONING OFFICE

333-1350

My telephone number is (301) _____

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 595-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

October 28, 1988



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 440, 58, 102, 128, 144, 145, 147, 150, 151, 153, 154, 155, 156, and 157.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate

MSP/LW

89-241-SPHX

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of October, 1988.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Crown Stations, Inc.
Petitioner's Attorney: Andrew Lapayowker

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

December 2, 1988

Paul H. Reincke
Chief

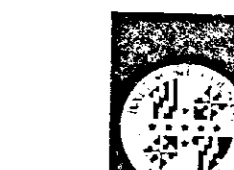
J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: Crown Stations, Inc.

Location: SE/c Liberty & Old Court Roads

Item No.: 145

Zoning Agenda: Meeting of 10/25/88



Dennis F. Rasmussen
County Executive

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke*
Planning Group
Special Inspection Division

NOTED & APPROVED: _____
Fire Prevention Bureau

/s/

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

10/25/88
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 145, Zoning Advisory Committee Meeting of October 25, 1988

Property Owner: Crown Stations, Inc.

Location: SE/c Liberty & Old Court Rd. District 2

Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

(X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (15,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Bureau of Air Quality Management is required for any chaffroller operation which has a total coating surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.

() Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

() Soil percolation tests, have been _____ must be _____ conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the possibility of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others _____

Karen M. Murray

BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

CROWN CENTRAL PETROLEUM CORPORATION

PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1168 • BALTIMORE, MARYLAND 21203

January 17, 1989

Honorable Ann Nastarowicz
Deputy Zoning Commissioner
Office of Planning & Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

RECEIVED
JAN 19 1989

ZONING OFFICE

Re: Case #89-241-SPHX

Dear Deputy Commissioner Nastarowicz:

You indicated you would withhold your ruling in the above-referenced matter until Crown security representatives had a chance to meet with Detective David Kreek of the Baltimore County Police Department Crime Prevention Resource Center. On Tuesday, January 10, 1989, several representatives of Crown met with Det. Kreek and Mr. Jim Janas of the Liberty Communities Development Corporation, Inc.

At that time, Crown's security representative Edward M. Parker, a former Baltimore City police detective, outlined the elements of Crown's security program, including the design of the station, hardware devices (including a time-lock safe, electric door locks, and other items), and the training that Crown provides to each of its dealers. Det. Kreek indicated that he was very comfortable with Crown's program. Mr. Janas raised the question of installation of a closed circuit TV system at the station. Crown representatives indicated that they felt that a TV system is effective in controlling internal loss (e.g., employee theft) but that it provided a very minimal robbery deterrent. Det. Kreek generally agreed, but felt that the TV system might be of some help for robbery deterrence in the Liberty Road corridor. Accordingly, Crown has agreed to pay for the installation of a closed circuit television system inside the proposed Express Mart. Both Mr. Janas and Det. Kreek were very pleased with this additional security measure, and I believe I can state that Mr. Janas no longer has any objection to Crown's petition.

If you need any additional information concerning the meeting or any other aspect of the petition, I would be happy to provide that information.

Thank you very much for your consideration of this matter.

Very truly yours,

Andrew Lapsyowker
Andrew Lapsyowker
Staff Attorney

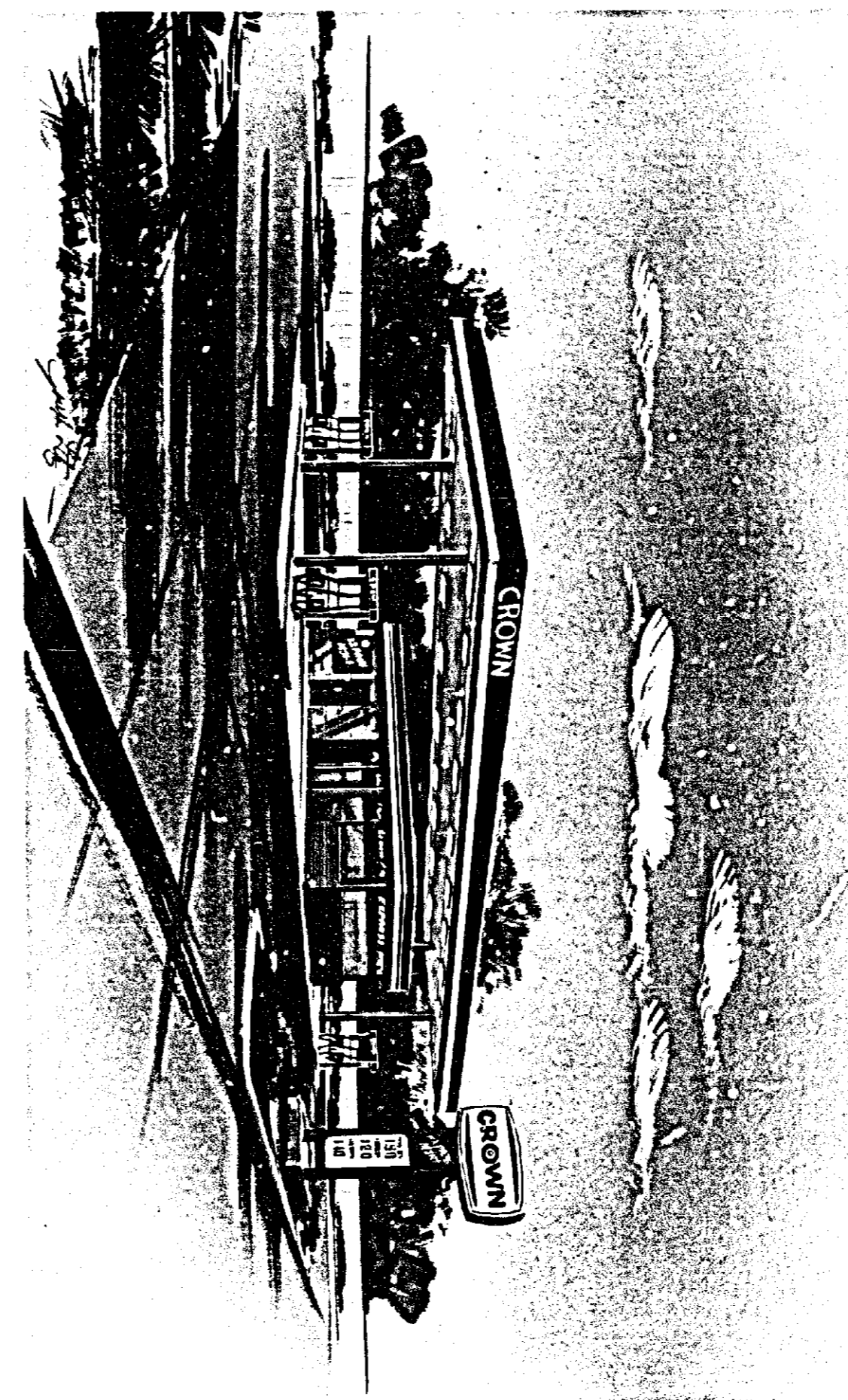
AL/sab
cc: Detective David L. Kreek
Mr. James Janas

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
ANDREW LAPSYOWKER	P O Box 1168 BALTO 21203
STEVEN BRADY, Crown Security Manager - Regional Director	
JIM JANAS, Balco	6535 LIBERTY RD BALTIMORE
WILLIAM DAVIS	2415 YORK RD TOWSON

PETITIONER(S) EXHIBIT (3)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner Date: December 13, 1988
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Crown Stations, Inc.
SUBJECT: Zoning Petition No. 89-241

The applicant is requesting a special exception to provide a convenience store in conjunction with a gas station. In reference to this request, staff provides the following information:

- The applicant applied for a CRG waiver (W-88-260) of CRG meeting and plan. The Planning Board granting a waiver of CRG meeting but not CRG plan on 10/20/88.
- The applicant's facility is located in a high traffic, high visibility location on Liberty Road. On 11/20/80 the Planning Board approved the Liberty Road Action Plan which outlined several key elements, including signage, streetscape, and landscaping. The Liberty Road Action Plan was adopted by Council on 1/5/81 as part of the Master Plan and as such has the same validity as the Master Plan.

Based upon analysis conducted and information provided, staff recommends approval of the applicant's request subject to the following:

- A detailed landscape plan that addresses 1) landscaping both sides of the stockade fence along the south side of the site; and 2) landscaping along the east side of the site shall be reviewed by the County Landscape Planner prior to approval.
- A streetscape plan similar to (see attachment) Liberty Road Streetscape along Liberty and Old Court Roads.
- The applicant shall provide compressed air and water to automotive vehicles.
- All signage shall conform to the Liberty Road Action Plan recommendations (see Office of Planning and Zoning for particulars).

FK/sf
Attachment

cc: Andrew Lapsyowker, Esq.
12/14/88

RECEIVED
DEC 14 1988

ZONING OFFICE

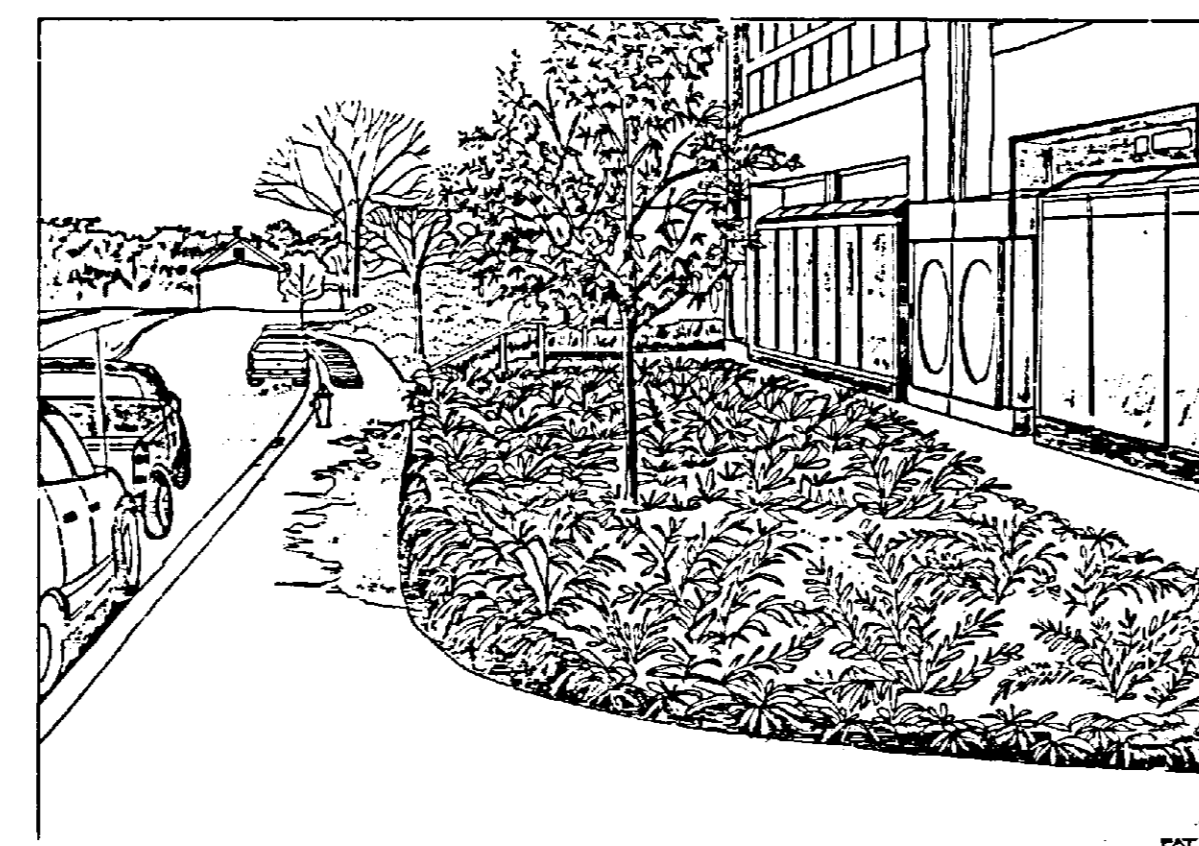
Office of Planning and Zoning Streetscape Policies

A. Introduction - The adoption of revitalization areas, area plans, enhancement studies and other plans as components of the Master Plan has created difficulty in the actual review of proposed development for implementation of improvements such as streetscapes. The review of building permits, community review group projects, special exceptions and variances has been hampered by inadequate guidelines and standards. The streetscape guidelines provided within these policies creates the required standards by which project development will be evaluated and is based upon adopted plans. All proposed development should be reviewed for compliance with these policies.

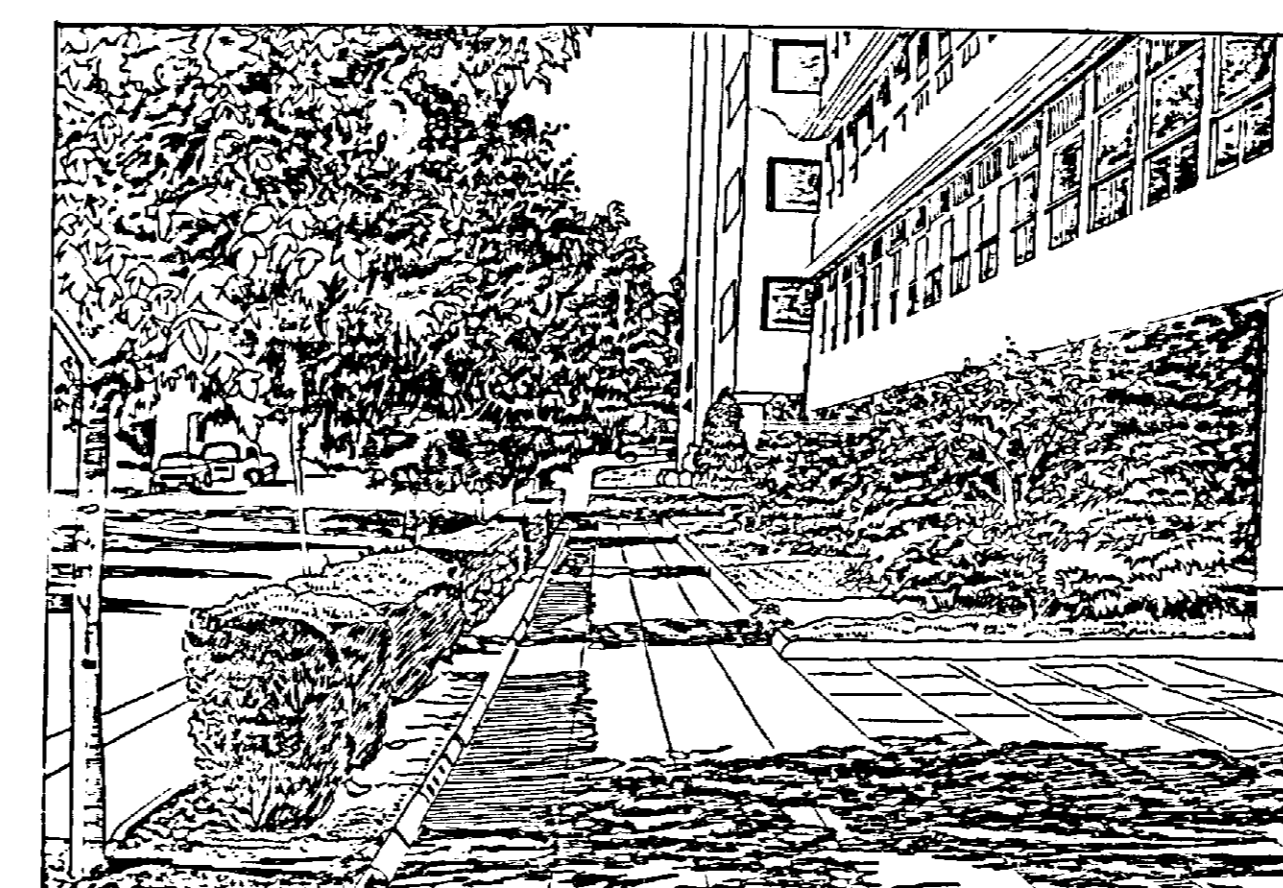
B. Towson Town Center - Towson Town Center is a highly urbanized, high-rise center. The 1979 Towson Plan and the 1988 Towson Plan Update recommend a comprehensive streetscape for the area. In the absence of specific guidelines within the plans, the community has been studied and evaluated to develop a comprehensive streetscape program for development projects. The with comprehensive streetscape guideline policies being developed. The streetscape policies have been designed to reflect an openness that accommodates 1) larger concentrations of pedestrians; 2) larger size street trees and planting material; and 3) a walking and planting scheme that ties the community together. The streetscape policy is based upon the requirements of the B.C.Z.R. and the 15-foot front building setback from the property line (B.C.Z.R.); and the 10-foot landscape strip for parking from the edge of the right-of-way. The policy regarding this area of the County is as follows:

Towson Town Streetscape Policies:

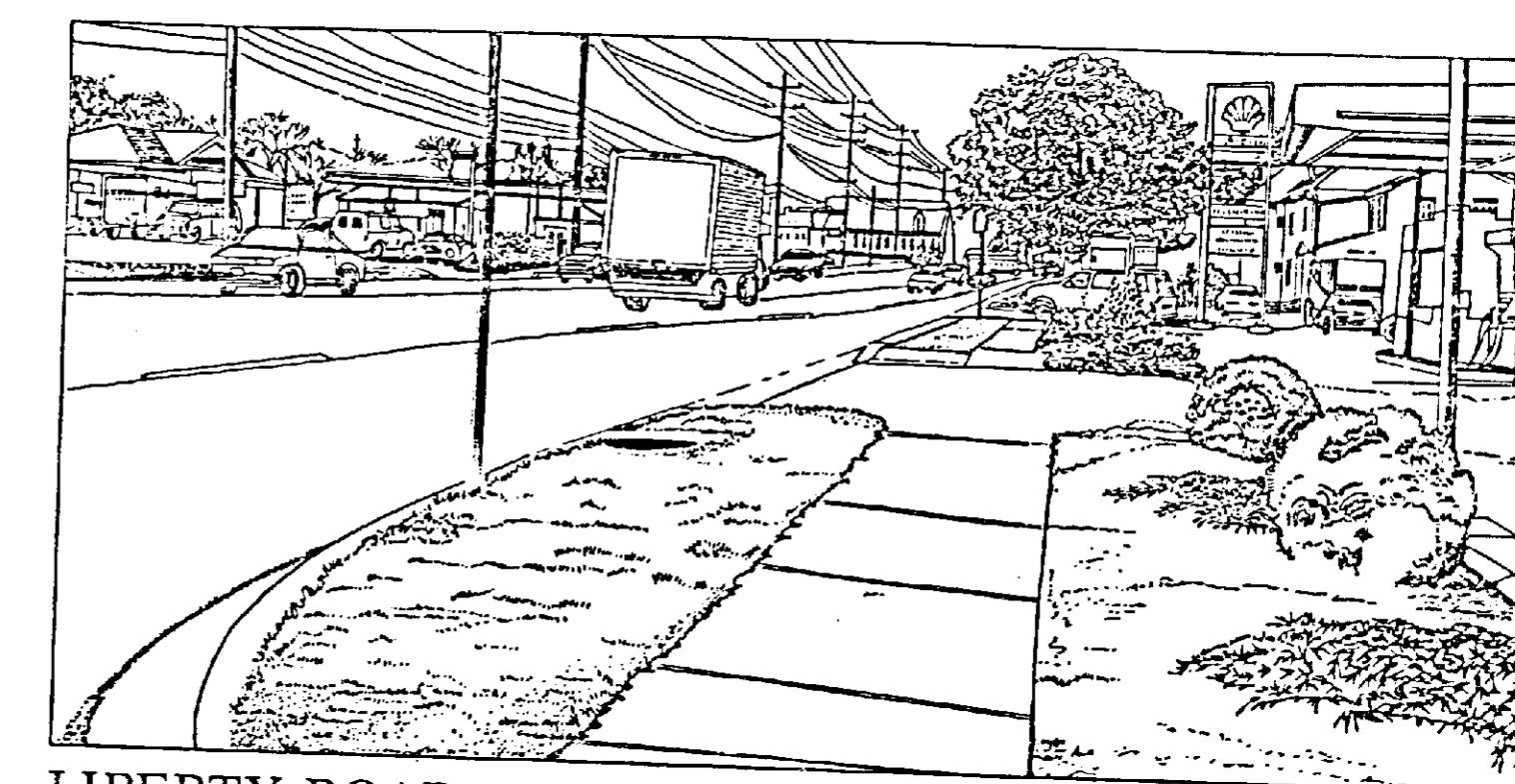
- A 25-foot pedestrian, landscape streetscape should be maintained from the edge of the curb line.
- Buildings may be cantilevered over the streetscape.
- The actual streetscape should take the form of one of the alternatives provided (see attachment).
- To the extent feasible or practical, the streetscape should be similar along a block.
- Amenity open space may be substituted for streetscape improvements provided, larger size planting materials, watering devices and maintenance is provided.
- The streetscape policy should be uniformly applied to all development proposed within the town center district.



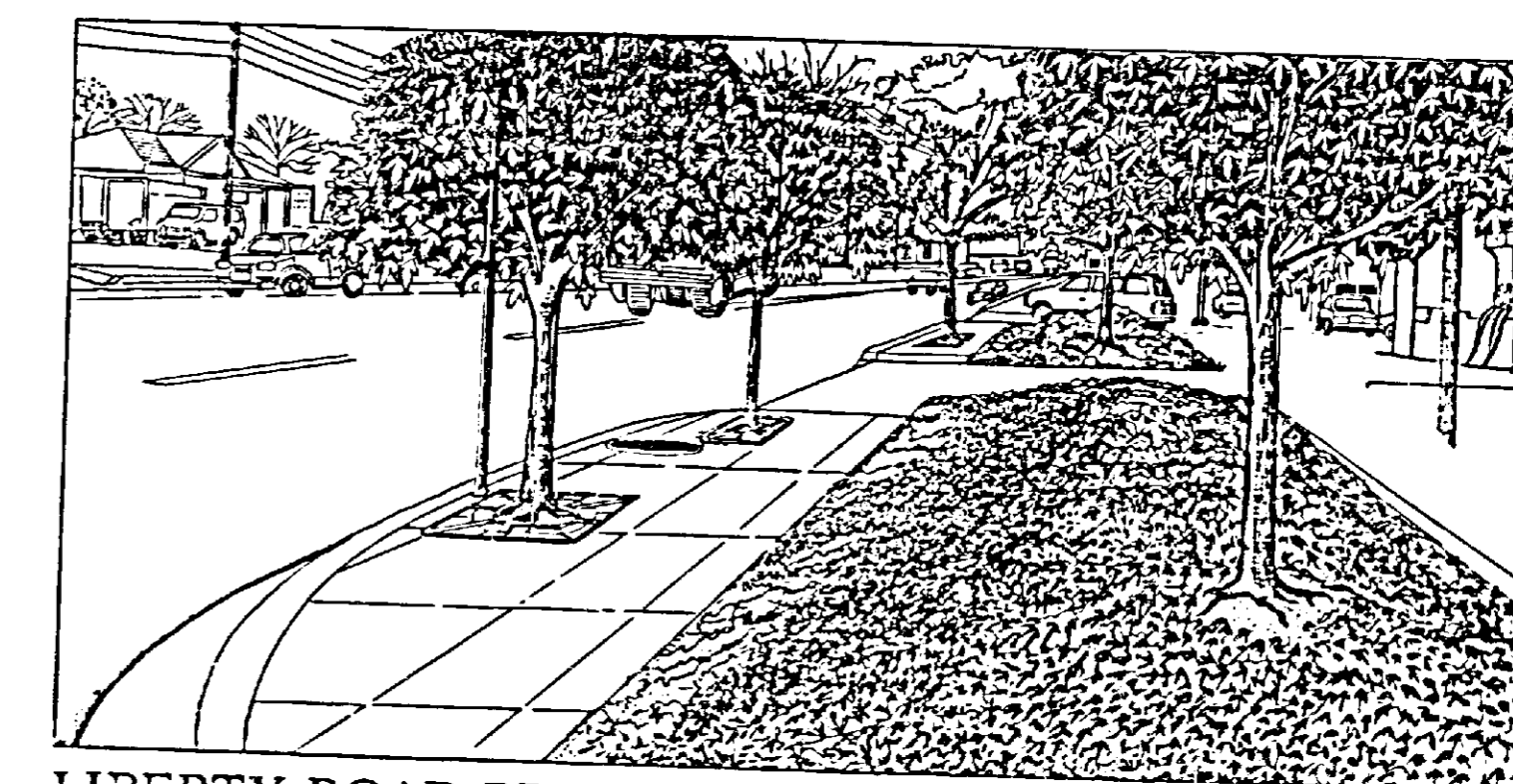
TOWSON STREETScape - EXAMPLE



TOWSON STREETScape - EXAMPLE



LIBERTY ROAD EXISTING STREETScape



LIBERTY ROAD PROPOSED STREETScape

P1

89-241-SPX
FILE COPY

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Al Wirth - SWM
Bob Bowling - Dev. Eng. (3)
Gary Kerns - Current Planning
Rahim Fanili - Traffic Engineering
Rocky Powell - DEPRM
Larry Pilson - DEPRM
Dave Flowers - DEPRM
Carl Richards - Zoning
Capt. Kelly - Fire Department
Pat Kincer - Rec. & Parks
Chuck Weiss - Sanitation
Larry Brocato - SHA

DATE: June 5, 1989

FROM: Tom Watson
Bureau of Public Services

SUBJECT: Crown Central-Liberty Road
Nick Commodari - 235-6811

RECEIVED
JUN 6 1989
ZONING OFFICE

To:
John L.
6/6/89 ucr

The subject property was granted a waiver of CRG meeting by the Office of Planning & Zoning. However, CRG approval signatures must be obtained.

Please review the attached plan for concurrence with current development regulations and give us your approval or comments by June 16, 1989. Nonresponsiveness by the aforementioned date is considered to be concurrence by your office of the plan.

(SEE OTHER SIDE FOR COMMENTS)

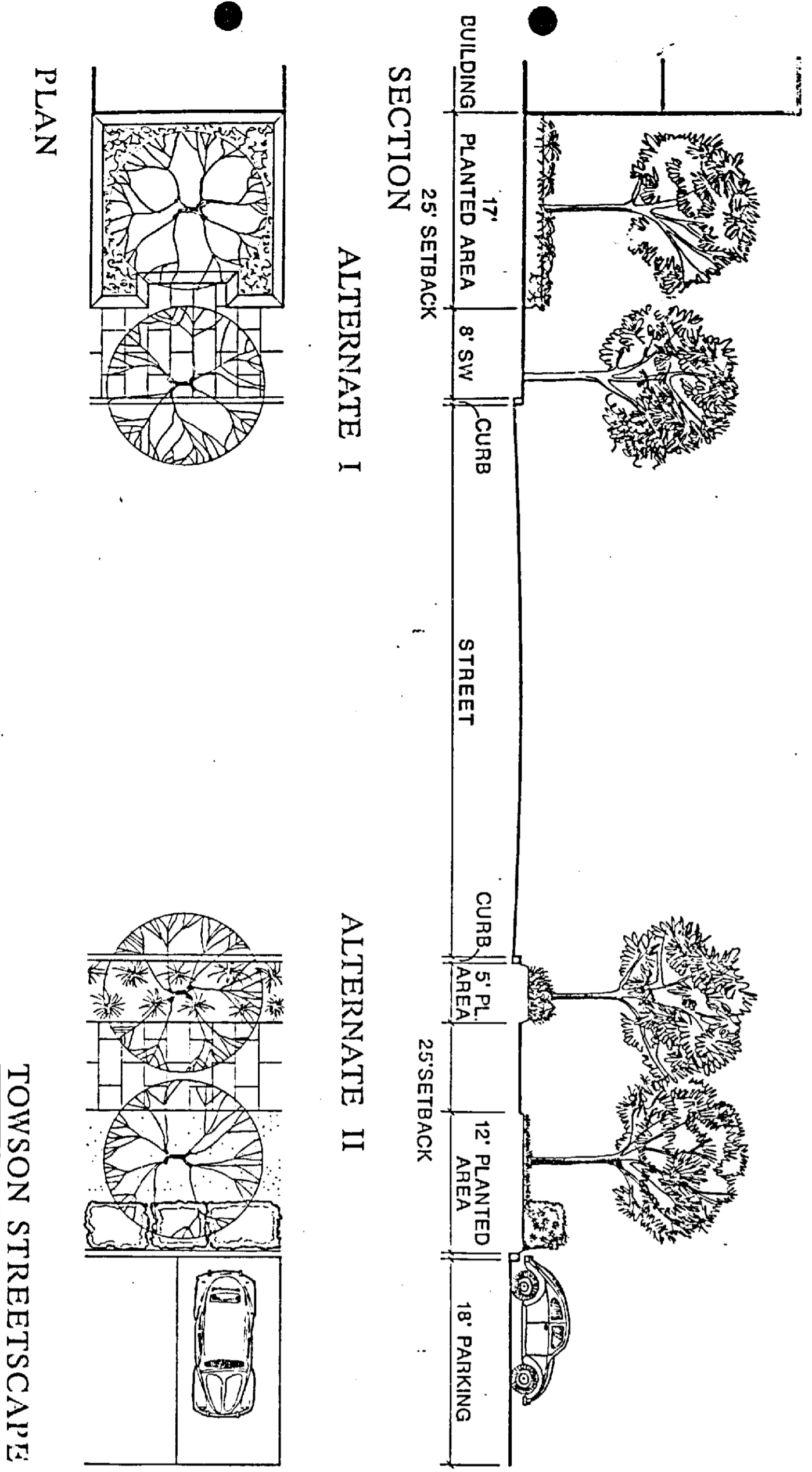
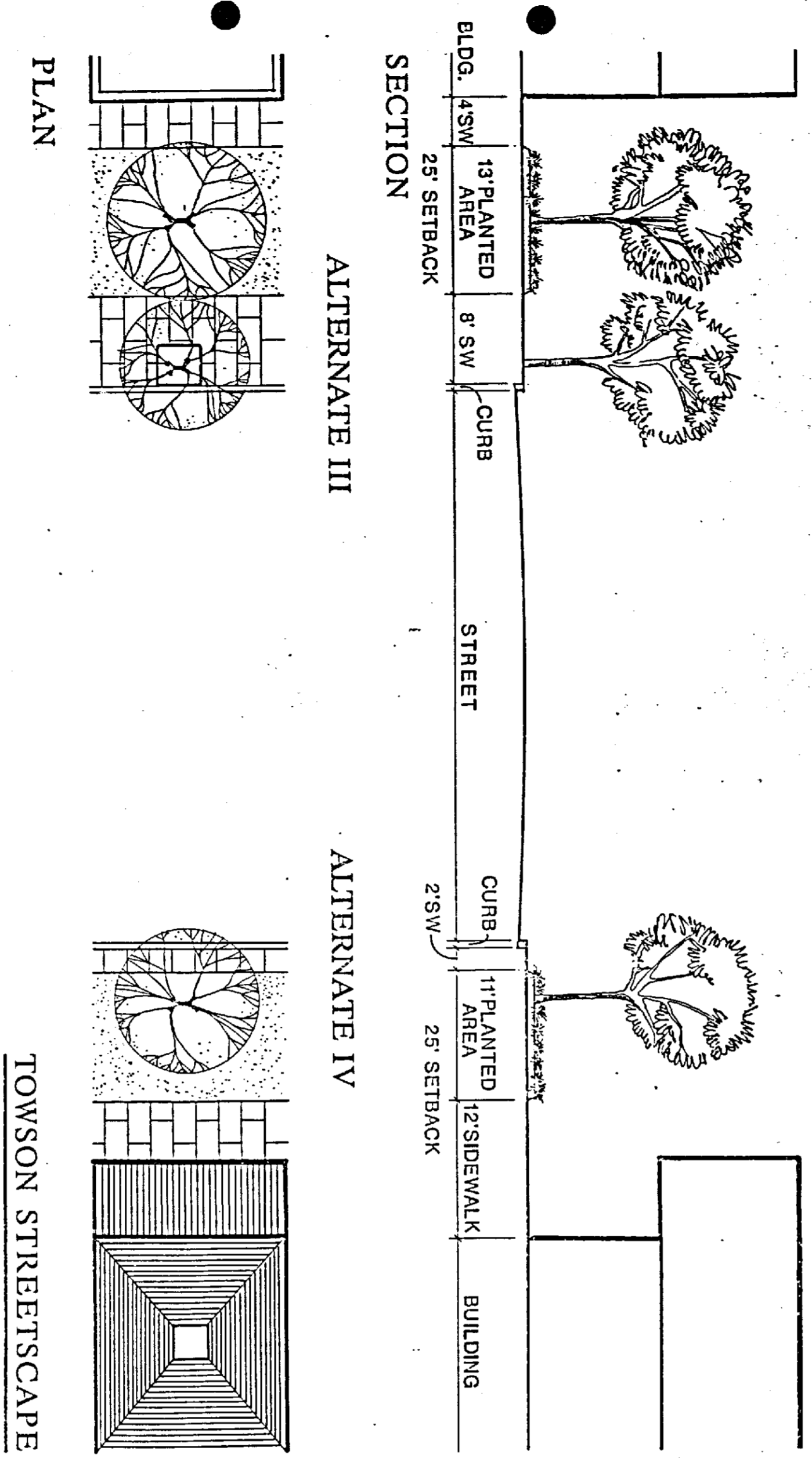
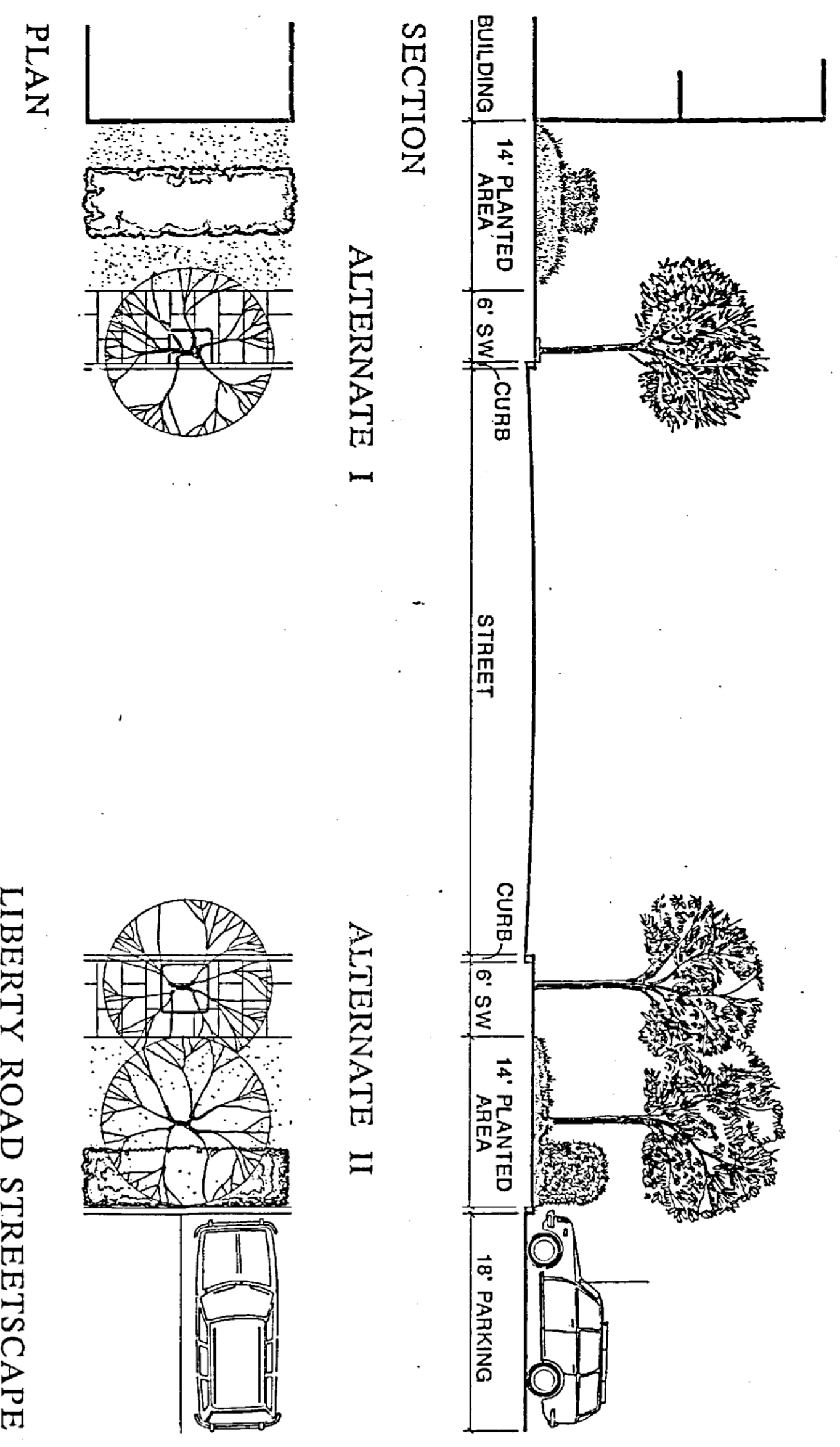
CTW:cjp
Attachment
cc: File

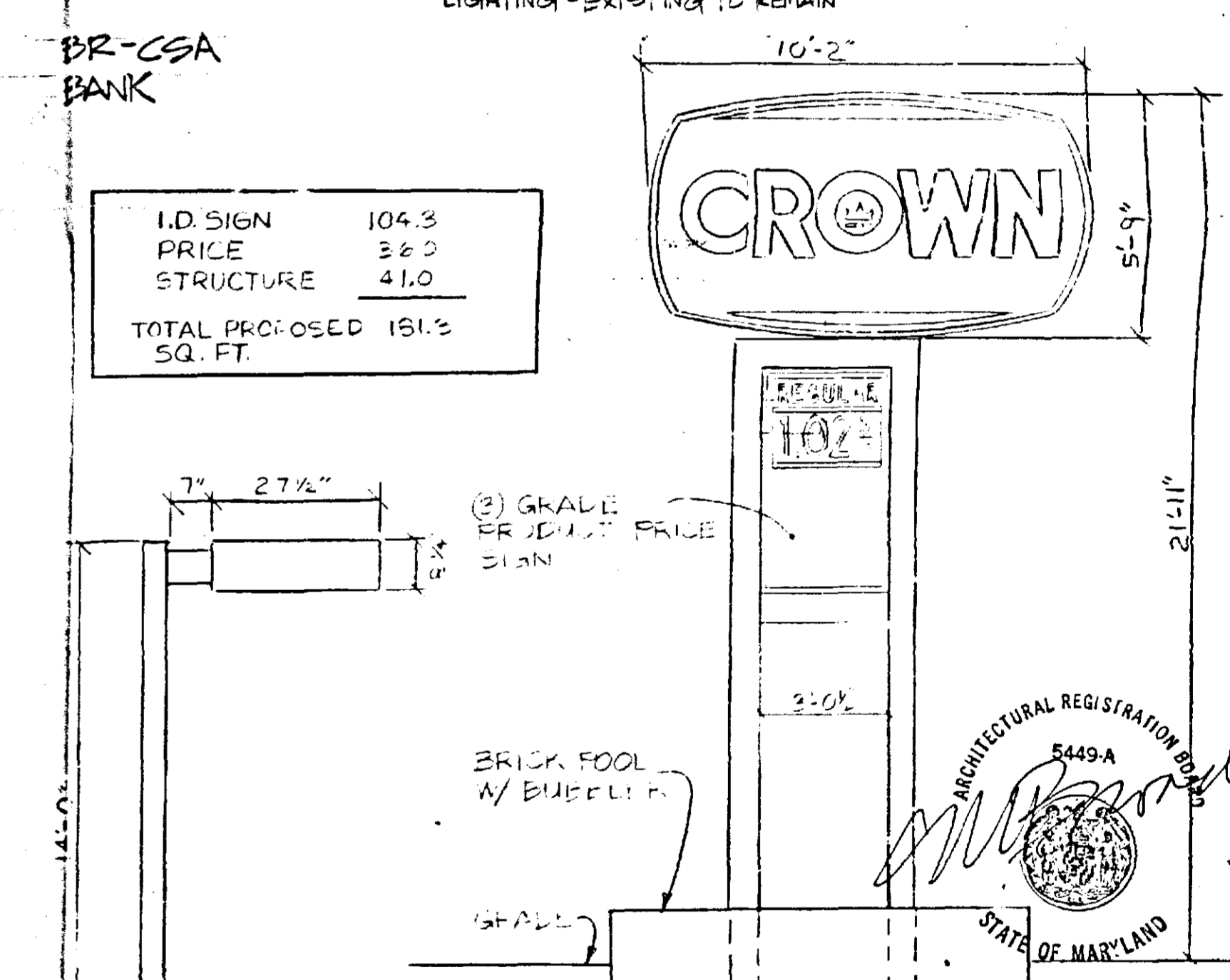
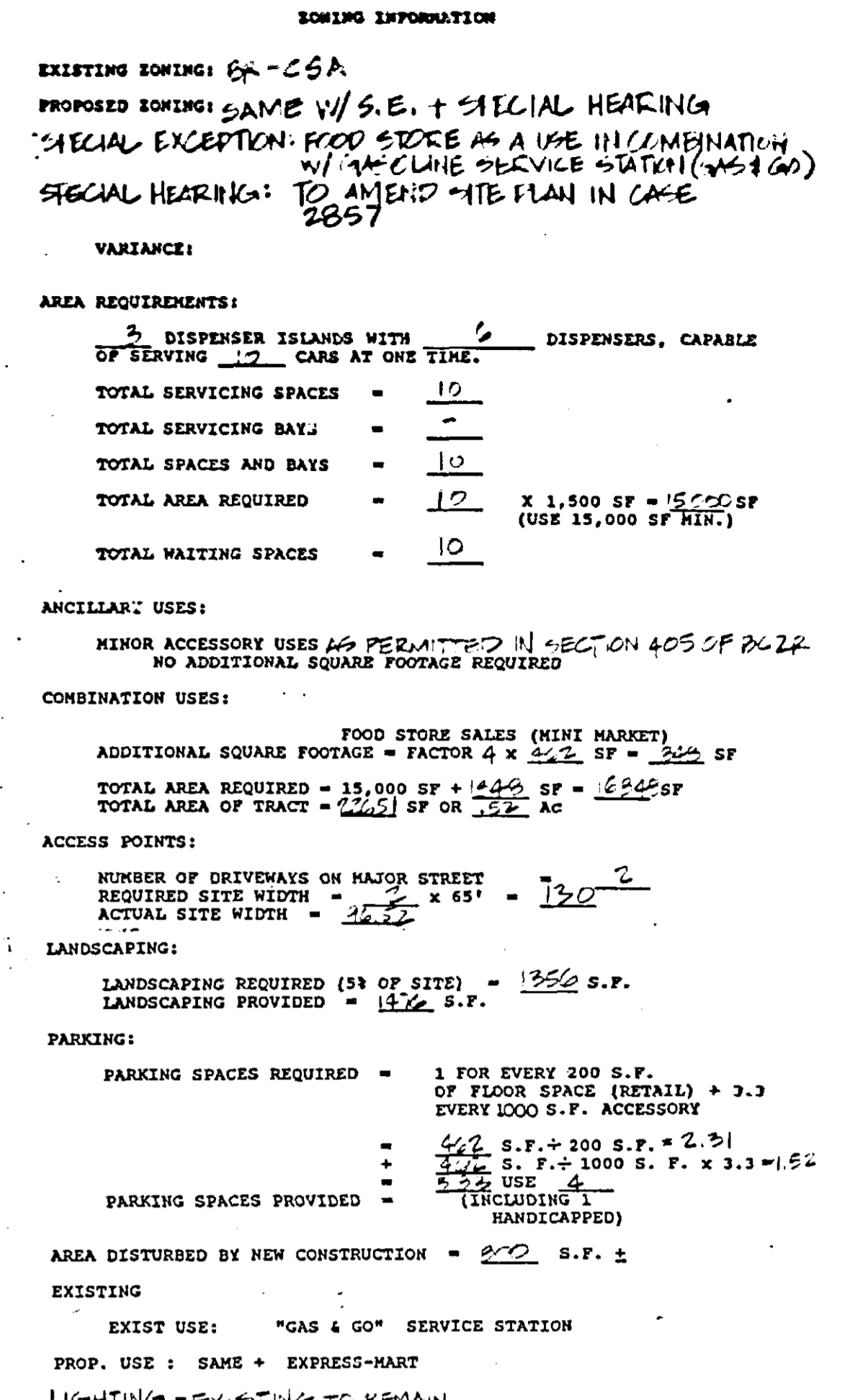
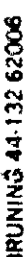
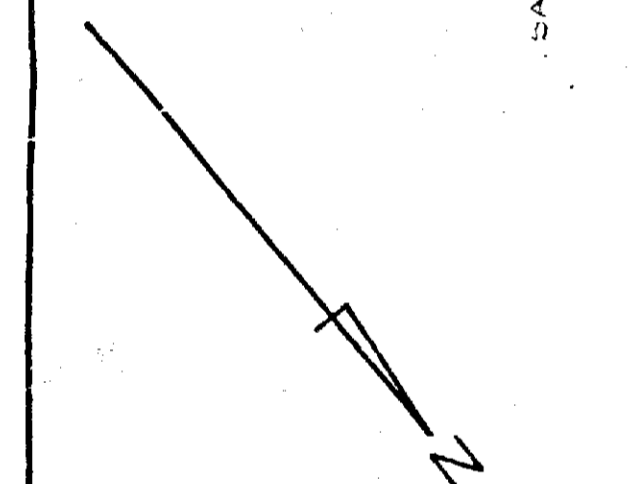
P2

Minor changes in the orientation of the building, pump islands and stacked parking are shown on this plan as differing from the plan as approved in zoning case #89-241-SPX. The Deputy Zoning Commissioner has agreed that the plan complies with the hearing site plan to the extent that a Special Hearing will not be required to amend said plan.

Final building permit approvals require commercial (blue) checklist information.

John L. Lewis
Planning & Zoning Associate III





CASE #86-67-A (8/26/85), GRANTED A VARIANCE TO PERMIT A DOUBLE-FACED SIGN WITH A TOTAL AREA OF 181.3 SQ. FT. IN LIEU OF THE PERMITTED 100 SQ. FT. AND A SETBACK OF 2'-0" FROM THE R/W IN LIEU OF THE REQUIRED 6'-0"

REVISED PLANS #145 **EXISTING** **EXPLORE** **W/ FOUNTAIN**

**PLOT PLAN FOR SPECIAL
EXCEPTION AND SPECIAL HEARING** MD-24

CROWN CENTRAL PETROLEUM CORPORATION
 PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETROCHEMICALS

A	9-20-86	REV PER BAITO CO. REQMTS.	
B	8-23-86	LEAKING WATER, SENG, AT REC'D CUMBERS	
C	9-27-86	REM. 150 & KICK AROUND PRESSURE WART BLOC	
D	2-4-87	ADDED MCO FAGUA TO CANOPY & UTILITY BLOCK	
E			
F	5-23-86	L.V. VINEY DER FALTY DO. EX. CH. AMEN	
G	8-24-86	REV DAM. ON SHED	
H	8-22-86	RECEIVED MR. DUFFENSEN'S REPORT REPAIR GUARD	
REV NO.	DATE	DESCRIPTION:	
		REVIEWS	

CROWN CENTRAL PETROLEUM CORPORATION			
PRODUCERS • REFINERS • MARKETERS OF PETROLEUM PRODUCTS AND PETRO-CHEMICALS			
GENERAL OFFICES • ONE NORTH CHARLES • P.O. BOX 1108 • BALTIMORE, MARYLAND 21203			
PLOT PLAN OF SERVICE STATION P-46			
LIBERTY ROAD / OLD COURT ROAD			
BALTIMORE CO. HANOVER AND			
SCALE: 1" = 10'	DATE: 12-25-68	STATION NUMBER MD-24	
DRAWN BY: O HAMLETTE	CHECKED BY:	DRAWING NUMBER: 100-7024 R	REV. NO. 3